

**Minutes from the Hashknife Trail Improvement District Meeting
April 3, 2005
Prepared by Lucinda Andreani, Special Districts Coordinator**

Nine property owners attended the meeting hosted by Supervisor Taylor at his home near the Hashknife Trail area. Also in attendance were Dale Wegner, County Engineer, Sona Hegey, Assistant to Supervisor Taylor, Lucinda Andreani, Special Districts Coordinator, and Alton Williams with Shepard-Wesnitzer, Inc., district engineers. The agenda for the meeting is attached.

Key Topics Discussed:

Alton Williams from Shepard –Wesnitzer, Inc., the District Engineers, reviewed the engineering plans for the project. The group raised three issues relative to the plans:

- 1) The Doten's do not want the large pine tree adjacent to the cul-de-sac removed. A meeting was arranged for Wednesday morning at the site to discuss options for protecting the tree. Supervisor Taylor recommended getting an arborist to review the situation because even with installing a retaining wall the tree may be damaged and die. Sona Heguy, Supervisor Taylor's assistant, agreed later to identify an arborist to attend the meeting.
- 2) The group wants a 4' gate installed adjacent to the south side of the cattle guard to allow for pedestrian access. The engineer will add the gate to the plans.
- 3) The group wants the wood road markers to be replaced with steel road markers. The engineer will make the changes on the plans.

The engineer's estimate was reviewed. The estimate is attached. Lucinda Andreani shared that the construction bids came in over the engineer's estimate for the last six district projects. Generally if the construction bids come in over the engineer's estimate, then the process must begin again, which pushes back the schedule another three months. The bids primarily reflect rapidly escalating oil, diesel, steel, and concrete costs. She explained that the engineer took into account recent bids from another district. The issue also reflects the timeframe between generating the engineer's estimate and obtaining the construction bids.

Ms. Andreani shared the process schedule, which is attached. The schedule indicates that under the normal process and assuming no protests, the notice to proceed with construction is scheduled for mid-October 2005. This creates an issue because generally construction is not initiated this late in the season. The group expressed strong interest in expediting the process and Lucinda agreed to discuss options with bond counsel.

The group also discussed the assessment methodology, or the approach to assigning the cost to the property owners. Lucinda explained that the District

**Minutes from the Hashknife Trail Improvement District Meeting
April 3, 2005
Prepared by Lucinda Andreani, Special Districts Coordinator**

Engineer is responsible for selecting the methodology but is interested in hearing from the property owners as to their preference. Overall the two methods most appropriate for this district is either dividing the total cost by the number of parcels (cost/parcel) or dividing the total cost by the number of acres (cost/acre). Lucinda and Alton agreed to provide these costs based on 14 parcels and Alton will provide the total number of acres (see attached cost breakdown).

The French's indicated that the Common Area, according to the CCRs, cannot be split or developed (and it's in a floodplain). Historically the Common Area has not paid the road association fees. They also indicated that the three large parcels on the south side of the road have CCRs that restrict subdividing the parcels. Lucinda will confer with bond counsel as to the influence of the CCRs relative to the assessment methodology.

Mr. Roselle indicated that he intends to split the parcel he holds that is within the district and will proceed with filing the subdivision map this week so that parcel numbers can be assigned. These lots are included in the district.